



RZ-24-12

Rezoning Application

Status: Active

Submitted On: 11/1/2024

Primary Location

1101 WINDY HILL RD SE
SMYRNA, GA 30080

Owner

International Gospel Outreach,
Church Inc
2390 ATLANTA RD SUITE 126
SMYRNA, GA 30080

Applicant

Michael McGwier
 770-363-1148
 mmcgwier@worthingse.com
10 GLENLAKE PKWY, South
Tower, STE 300
SANDY SPRINGS, GA 30328

Applicant Information

Full Name (i.e., First and Last Name, or Name of Entity):*

WSE Development LLC

Street Address:*

10 Glenlake Pkwy. South Tower, Ste. 300

City:*

Sandy Springs

State:*

GA

Zip Code:*

30328

Email Address:*

mmcgwier@worthingse.com

Phone Number:*

770-363-1148

Are you the titleholder of the subject property?*

No

Titleholder Information

Full Name (i.e. First and Last Name, or Name of Entity):*

International Gospel Outreach Church
Incorporated

Street Address:*

1101 Windy Hill Rd.

City:*

Smyrna

State:*

GA

Zip Code:*

30080

Email Address:*

Pastorsdesk@igochurch.com

Phone Number:*

770-438-0700

Full Name (i.e. First and Last Name, or Name of Entity):*

Surrounding Landscapes, Inc.

Street Address:*

1278 Davis Rd.

City:*

Smyrna

State:*

GA

Zip Code:*

30080

Email Address:*

sean@redbirdga.com

Phone Number:*

(678) 424-8578

Full Name (i.e. First and Last Name, or Name of Entity):*

Cobb County

Street Address:*

100 Cherokee Street, STE. 500

City:*

Cobb County

State:*

Georgia

Zip Code:*

30090

Email Address:*

PMM@mcwrealty.com

Phone Number:*

6783852705

Property Information

Parcel ID:* ?

17049100350

Property Address:* ?

1101 Windy Hill Rd., Smyrna, GA

Present Zoning:*

GC

Present Future Land Use:*

PI - Public/Institutional

Parcel ID:* ?

17049100400

Property Address:* ?

Atlanta Rd., Smyrna, GA

Present Zoning:*

LI

Present Future Land Use:*

PI - Public/Institutional

Parcel ID:* ?

17049100560

Property Address:* ?

1278 Davis Road, Smyrna, GA

Present Zoning:*

GC

Present Future Land Use:*

NAC -Neighborhood Activity Center

Parcel ID:* ?

17049100410

Property Address:* ?

Dixie Ave., Cobb County, GA

Present Zoning:*

HI

Present Future Land Use:*

I -Industrial

Development Information

Proposed Use of Property:*

Mixed Use

Floor Area in Sq Ft of Building(s):*

345000

Property Acreage:*

10-20 acres

Number of Proposed Dwelling Units:*

295

Proposed Zoning:*

MU

Proposed Density:*

Commercial or Mixed Use

Are you seeking a Future Land Use Change?*

Yes

Proposed Future Land Use:*

MU - Mixed Use

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

The Intended Project is 295 multifamily homes, 35,000sf aquatics and gymnastics center

Rezoning Analysis

Number 1: Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

YES. The Subject Property is surrounded by commercial uses and a city owned golf course . The Intended Project will integrate well into this existing development fabric. The Subject Property is bounded to the west by CSX Rail line and Dixie Avenue, to the north by Hillsdale Avenue, mixed residential / commercial and light industrial, to the east by Fox Creek Golf Course and Driving Range and to the south by Windy Hill Road, GHK Irrigation, Trilingual Academy and Calvary Baptist Church.

Number 2: Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.*

No. The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents an almost \$100 million capital investment on Windy Hill Road, effectively extending the Windy Hill Road District to the east. The Intended Project will ultimately locate 265 new households, an aquatics and gymnastics center at the intersection of Atlanta Road and Windy Hill Road, where the FLUM projects Mixed-Use and Community Activity Center uses.

Number 3: Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

No. The Intended Project will be consisten with the overall goals of the 2040 Smyrna Plan, replace a declining church and one small business, with vibrant city owned community amenities, 265 households, code-compliant practices for stormwater management and provide meaningful property taxes in replacement for the current use, which pays no taxes.

Number 4: Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.*

No. Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for, or targeted at households with school age children (SF's, amenities, etc.), it appears that Cobb County public school capacity, except for elementary which is projected to decline. The utilization for this location is as follows:

ES - GADOE capacity for Nickajack Elementary is 937 students; enrollment is currently 1,111 students. Cobb County School District Enrollment Study (CCSDES) completed in the spring of 2024, projects enrollment to decline to 1,062 students by 2033 or 113 capacity.

MS - GADOE capacity for Campbell High School is 3,300 students; enrollment is currently 2,928 students. CCSDES completed in the spring of 2024, projects Campbell enrollment to grow to 2,950 students by 2033 or 89% capacity.

HS - GADOE capacity for Campbell Middle School is 1,437 students; enrollment is currently 1,257 students. CCSDES completed in the spring of 2024, projects Campbell enrollment to decline to 1,230 students by 2033 or 86% capacity.

The Subject Property is, itself, a declining institutional use, a small business operation and a "island" of land owned by Cobb County. The Subject Property will be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within the City of Smyrna and community recreation centers. The Applicant will work with Smyrna Transportation to implement a new signalized intersection that can be coordinated with the intersection of Windy Hill and Atlanta Road to allow traffic to flow without any significant burden on the system. In doing so, Applicant believes households seeking to live in the Inteded Project will, in turn, provide support for other current commercial, office and retail uses along Windy Hill and Atlanta Road, without negatively impacting existing stakeholders.

Number 5: Whether the zoning proposal is in conformity with the policy and intent of the land use plan.*

Yes. The Intended Project has been planned to achieve many of the goals of the Comp. Plan by intrducing civic uses, with the addition of the City's proposed Aquatic and Gymnastics Center, adjacent high-density housing, internal connected streetscapes and pedestiran experiences all walkable to Bellmont and the redeveloping Windy Hill corridor.

Number 6: Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Yes. Following the pandemic, much of the membership moved to "attending" services online or relocating to a different church altogether, leaving the ministry in a difficult position. As a result, the founding Pastor and church leadership have elected to place the property up for sale and find a smaller venue to continue their mission in the City of Smyrna.

The Intended Project has been conceived in response to changing economic conditions affecting the Subject Property's current use and has been designed with the goals of the 2040 Smyrna Plan in mind.

Number 7: Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.*

Yes. The Intended Project is consistent with the policies and goals of the 2040 Smyrna Plan, including:

- Encourage adequate amounts, types and densities of housing needed to support desired mixed-use development (Smyrna Tomorrow pg. 8)**
- Support higher-intensity housing within and adjacent to activity centers (Smyrna Tomorrow pg. 9)**
- Promote revitalization of declining commercial and industrial areas (Smyrna Tomorrow pg. 9)**
- Provide a variety of recreational opportunities including both active, organized recreation, as well as areas for passive recreation (Smyrna Tomorrow pg. 14)**

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from PI and NAC to MU.

Number 8: Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.*

No. The Subject Property is bounded by Windy Hill Road, a CSX railroad line, the City owned Fox Creek Golf Course and industrial land situated in Cobb County.

Number 9: Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.*

Positively. The Intended Project will revitalize the land use, add two civic amenities for the city and offer best-in-class rental housing. With a forward-looking land plan, the Intended Project could encourage redevelopment of the property immediately to the north along Hillside Avenue and Park Drive.

Acknowledgement

Applicant Signature*

 J. Michael McGwier
Oct 21, 2024